PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

BILL GARRETT, Davidson County
Trans:T20160036737 DEEDWARR
Recvd: 05/03/16 14:36 2 pgs
Fees:13.00 Taxes:4070.00
20160503-0043621

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58188
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James R. Sleeva Jane D. Sleeva 809 S. Wilson Boulevard Nashville, Tennessee 37215	Renasant Bank 2001 Park Place North #650 Birmingham, AL 35203

TAX MAP PARCEL NUMBERS: 11604016800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John C. Harmuth and Jill Harmuth, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **James R. Sleeva and Jane D. Sleeva, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot 1 and the northerly 50 feet of Lot 2, Block "L" on the Plan of W. M. Cantrell's Subdivision of record in Plat Book 332, page 85, Register's Office for Davidson County, Tennessee.

Said parts of Lots 1 & 2 of Block "L" front together 75 feet on the westerly margin of South Wilson Boulevard, or Avenue, and extend back between parallel lines a distance of 250 feet to an alley.

Being the same proeprty conveyed to John C. Harmuth and Jill Harmuth, husband and wife, by Warranty Deed from Kevin J. Saunders, unmarried, dated February 28, 2012 and recorded on March 8, 2012, of record in Inst. No. 20120308-0020391, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 85, said Register's Office; Restrictive Covenant for Detached Structure of record in Inst. No. 20120716-0062462, said Register's Office.

This is improved property, known as 809 S Wilson Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of May, 2005.

John C. Harmuth

Jill Harmuth

State of Tennessee

County of Davidson

On this 2nd day of May, 2005, before me the undersigned authority, personally appeared John C. Harmuth and Jill Harmuth, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Sworn and subscribed before me this 2nd day of May, 2005.

Notary

My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020